

**CITY COUNCIL AGENDA
FOR THE MEETING AT 6:00 PM, TUESDAY, OCTOBER 21, 2025
CITY COUNCIL CHAMBER
100 FORT WORTH TRAIL, FORT WORTH, TEXAS**

CALL TO ORDER

INVOCATION - Dr. Robert A Pearle, Birchman Baptist Church

**PLEDGES OF ALLEGIANCE TO THE UNITED STATES AND THE STATE
OF TEXAS**

**(State of Texas Pledge: "Honor the Texas flag; I pledge allegiance to thee, Texas,
one state under God, one and indivisible.")**

SPECIAL PRESENTATIONS, INTRODUCTIONS, ETC.

1. [25-5515](#) Presentation of a Recognition in Celebration of Dipawal-Tihar, the Festival of Lights
2. [25-5516](#) Presentation of a Recognition Celebrating the Texas Wesleyan University 135th Anniversary: First Fort Worth Higher Education Institution
3. [25-5527](#) Presentation of a Recognition Celebrating the Michelada Festival 10th Anniversary

ITEMS TO BE WITHDRAWN FROM THE CONSENT AGENDA

ITEMS TO BE CONTINUED OR WITHDRAWN BY STAFF

CONSENT AGENDA

Items on the Consent Agenda require little or no deliberation by the City Council. Approval of the Consent Agenda authorizes the City Manager, or his designee, to implement each item in accordance with staff recommendations.

A. General - Consent Items

1. [M&C](#) (ALL) Adopt Appropriation Ordinance Increasing Estimated Receipts and Appropriations in the Library Special Revenue Fund in the Amount of \$50,301.38 for Funds Received from the Fort Worth Public Library Foundation and the Virginia O'Donnell Trust for the Purpose of Supporting Library Services
 [25-0952](#)
 [Speaker/Comment Card](#)

2. [M&C](#)
[25-0974](#) (ALL) Adopt the Ordinance Appointing Stewart Milner as Substitute Municipal Judge for the Remainder of a Two-Year Term, Commencing October 18, 2025, and Ending March 31, 2027
[Speaker/Comment Card](#)
3. [M&C](#)
[25-0975](#) (CD 5 and CD 11) Adopt a Resolution Authorizing Execution of an Advance Funding Agreement with the Texas Department of Transportation in the Amount Up to \$926,780.00 with Federal Participation in the Amount Up to \$520,000.00, State Participation in the Amount Up to \$38,898.00, and Local Participation in the Amount Up to \$367,882.00, for the Stop Six Improvements – Miller Avenue Project
[Speaker/Comment Card](#)
4. [M&C](#)
[25-0976](#) (ALL) Adopt the Ordinance Appointing Joseph F. Henderson as Municipal Judge for the Remainder of a Two-Year Term, Commencing October 18, 2025 and Ending March 31, 2026
[Speaker/Comment Card](#)
5. [M&C](#)
[25-0982](#) (CD 6) Authorize Execution of Amendment No. 8 in the Amount of \$297,105.00 to an Engineering Agreement with Bridgefarmer & Associates, Inc. for Additional Engineering Services for the McCart Avenue and McPherson Boulevard Project, for a Revised Contract Amount of \$2,808,094.00
[Speaker/Comment Card](#)
6. [M&C](#)
[25-0983](#) (ALL) Adopt Ordinance Denying the Proposed Rate Change Application by Oncor Electric Delivery Company LLC
[Speaker/Comment Card](#)
7. [M&C](#)
[25-0985](#) (CD 9) Authorize the Fee Simple Acquisition of Approximately 0.52 Acres of Property Located at 1700 15th Avenue, Fort Worth, Tarrant County, Texas 76102 from BKV North Texas, LLC in the Amount of \$235,000.00, Authorize the Payment of Closing Costs in an Amount Up to \$8,000.00 for a Total Cost of \$243,000.00 for Future Expansion of the Adjacent Water Department Field Operations Facility, Adopt Appropriation Ordinance to Effect a Portion of Water Department's Contribution, and Amend the Fiscal Years 2025-2029 Capital Improvement Program
[Speaker/Comment Card](#)

8. [M&C](#) (CD 9 and CD 7) Adopt an Ordinance Changing the Name of a
[25-0986](#) Portion of White Settlement Road between University Drive and N
Henderson Street to Westside Drive, in Support of the Construction
of a New Mixed-Use Development, Adopt Appropriation Ordinance,
and Amend the Fiscal Year 2026 Adopted Budget

[Speaker/Comment Card](#)

B. Purchase of Equipment, Materials, and Services - Consent Items

1. [M&C](#) (ALL) Authorize Execution of an Amendment to a City Secretary
[25-0961](#) Contract with Language Line Services Inc. Using an Identified Omnia
Partners Contract for Interpretation and Translation Services and
Related Solutions to Add an Additional One-Year Renewal Term in
an Annual Amount Up to \$170,000.00 for City Departments

[Speaker/Comment Card](#)

2. [M&C](#) (ALL) Authorize Execution of Sole Source Agreement with Andritz
[25-0963](#) Separation, Inc. for Original Equipment Manufacturer Liquid and
Solid Separation Equipment, Replacement Parts, and Services for the
Water Department in an Amount Up to \$3,000,000.00 for the First
Year and Authorize Four One-Year Renewals in the Same Amount

[Speaker/Comment Card](#)

C. Land - Consent Items

1. [M&C](#) (CD 3) Adopt an Ordinance Vacating All of Coronado Drive, Retama
[25-0958](#) Road, and Alta Loma Road, Portions of Rio Vista Road, Raton
Drive, and Shenandoah Road, All being Unimproved Public
Rights-of-Way Generally Located between Calmont Avenue and
Slocum Avenue, to be Replatted with the Adjoining Property for
Future Commercial and Industrial Development, and Waive Any and
All Purchase Fee Value of the Vacated Land in Accordance with City
Policy

[Speaker/Comment Card](#)

2. [M&C](#) (CD 5) Authorize Execution of a Lease Agreement with G5
[25-0988](#) Meadowbrook LLC for Approximately 1800 Square Feet of Space
Located at 6717 Meadowbrook Drive, Fort Worth, Texas, 76112 in
the Meadowbrook East Shopping Center to be Used as a Storefront
by the Fort Worth Police Department

[Speaker/Comment Card](#)

3. [M&C](#)
[25-0990](#) (CD 3) Authorize the Acquisition of Approximately 0.162 Acres in a Permanent Sanitary Sewer Easement and Approximately 0.114 Acres for a Temporary Construction Easement from Property Owned by Ryan Vinson Located at 4333 Esprit, Fort Worth, Tarrant County, Texas, 76126 in the John Bursey Survey, Abstract No. 128, in the Amount of \$273,800.00 and Pay Estimated Closing Costs in an Amount Up to \$5,000.00 for a Total Cost of \$278,800.00 for the Mary's Creek Force Main Project

[Speaker/Comment Card](#)

D. Planning & Zoning - Consent Items - NONE

E. Award of Contract - Consent Items

1. [M&C](#)
[25-0954](#) (CD 5) Adopt Appropriation Ordinance in the Amount of \$75,205.00 for the Water and Sanitary Sewer Replacements Contract 2023, WSM-I Project to Effect a Portion of Water's Contribution to the Fiscal Years 2026-2030 Capital Improvement Program

[Speaker/Comment Card](#)

2. [M&C](#)
[25-0956](#) (CD 3) Authorize Execution of Change Order No. 3 in the Amount of \$1,535,090.25 to a Contract with William J. Schultz, Inc. dba Circle C Construction Company for the Water and Sanitary Sewer Replacement Contract 2021 WSM-C and Adopt Appropriation Ordinance to Effect a Portion of Water's Contribution to the Fiscal Years 2026-2030 Capital Improvements Program

[Speaker/Comment Card](#)

3. [M&C](#)
[25-0957](#) (CD 7) Adopt Appropriation Ordinance in the Amount of \$59,000.00 for the Water and Sanitary Sewer Replacements Contract 2020, WSM-C Project to Effect a Portion of Water's Contribution to the Fiscal Years 2026-2030 Capital Improvement Program

[Speaker/Comment Card](#)

4. [M&C](#)
[25-0960](#) (ALL) Adopt Appropriation Ordinance in the Amount of \$412,000.00 for Project Management Costs Related to the Implementation of a New Water Customer Information System to Effect a Portion of Water's Contribution to the Fiscal Years 2026-2030 Capital Improvement Program

[Speaker/Comment Card](#)

5. [M&C](#)
[25-0962](#) (All) Authorize Execution of an Amendment to a Contract with Dustrol, Inc., for Asphalt and Concrete Milling Services to Increase the Annual Amount by \$117,509.75 for a New Total Amount Up to \$1,087,548.75 and to Ratify Expenditures in the Amount of \$50,000.00 for the Transportation and Public Works, Park and Recreation, and Water Departments
[Speaker/Comment Card](#)
6. [M&C](#)
[25-0965](#) (CD 5 and CD 11) Authorize Execution of Amendment No. 1 in the Amount of \$109,697.00 to an Engineering Agreement with AECOM Technical Services, Inc. for the 16 Inch to 24 Inch Cast Iron Water Main Replacements for Eastwood and Timberline Elevated Storage Tanks Project, and Adopt Appropriation Ordinance to Effect a Portion of Water's Contribution to the Fiscal Years 2026-2030 Capital Improvement Program
[Speaker/Comment Card](#)
7. [M&C](#)
[25-0967](#) (CD 8) Authorize Execution of a Five-Year Tax Abatement Agreement with Allen M. Tucker for the Rehabilitation of a Commercial Building for Use as Grocery and General Retail Space, with a Total of Approximately 945 Square Feet, Having a Cost of at Least \$123,918.00 on Property Located at 1203 E. Leuda Street in the Historic Southside Neighborhood and within Neighborhood Empowerment Zone Area Six and Neighborhood Empowerment Reinvestment Zone No. 6R
[Speaker/Comment Card](#)
8. [M&C](#)
[25-0968](#) (CD 9) Authorize Execution of Change Order No. 2 in the Amount of \$502,178.88 to a Contract with S.J. Louis Construction of Texas, Ltd., for Part 1 of the Marine Creek Sanitary Sewer Main M-245B & M-279 Replacement Project for a Revised Contract Amount of \$3,459,694.40 and Adopt Appropriation Ordinance to Effect a Portion of Water's Contribution to the Fiscal Years 2026-2030 Capital Improvement Program
[Speaker/Comment Card](#)

9. [M&C](#)
[25-0969](#) (CD 11) Authorize Execution of a Five-Year Tax Abatement Agreement with Oasis Luxury Properties, LLC for the Construction of a Single-Family Dwelling of Approximately 1,511 Square Feet and Having a Cost of at Least \$160,000.00 on Property Located at 316 E. Drew Street, in the Worth Heights Neighborhood and within Neighborhood Empowerment Zone Area Six and Neighborhood Empowerment Reinvestment Zone No. 6R
[Speaker/Comment Card](#)
10. [M&C](#)
[25-0970](#) (ETJ near CD 10) Authorize Execution of a Community Facilities Agreement with D.R. HORTON - TEXAS, LTD., with City Participation in an Amount Up to \$1,081,855.97 for Oversizing an 8-Inch Water Main to a 24-Inch Water Main for Anticipated Future Growth in North Fort Worth, and Adopt Appropriation Ordinance to Effect a Portion of Water's Contribution to the Fiscal Years 2026-2030 Capital Improvement Program
[Speaker/Comment Card](#)
11. [M&C](#)
[25-0971](#) (CD 8, CD 9, and CD 11) Authorize Execution of Change Order No. 2, in the Amount of \$25,932.00 and the Addition of 37 Calendar Days to the Construction Contract with McClendon Construction Company, Inc. for the 2022 Bond Year 2 Contract 8 Project (West Berwick Street Quiet Zone); for a Total Revised Contract Amount of \$7,403,175.00, Adopt Appropriation Ordinance, and Amend the Fiscal Years 2026-2030 Capital Improvement Program (2022 Bond Program)
[Speaker/Comment Card](#)
12. [M&C](#)
[25-0972](#) (ALL) Authorize Execution of an Engineering Services Agreement with Freese and Nichols, Inc., in the Amount of \$615,900.00 for the Street Maintenance Fee Development Project
[Speaker/Comment Card](#)
13. [M&C](#)
[25-0973](#) (CD 3) Authorize Execution of Second Amendment to a Community Facilities Agreement with PMB Team Ranch Devco LLC, Increasing City Participation in an Amount Up to \$18,391.67, and Authorize a Waiver of the Community Facilities Agreement Amendment Fee
[Speaker/Comment Card](#)

14. [M&C](#)
[25-0977](#) (CD 8) Authorize Execution of a Five-Year Tax Abatement Agreement with K5 Holdings Group, LLC for the Rehabilitation and Addition of Approximately 25,708 Square Feet to an Industrial Building for Manufacturing and Warehouse Use, Having a Cost of at Least \$10,022,800.00 on Property Located at 2100 E. Richmond Avenue in the United Communities Association Area and within Neighborhood Empowerment Zone Area Six and Neighborhood Empowerment Reinvestment Zone No. 6R
[Speaker/Comment Card](#)
15. [M&C](#)
[25-0978](#) (CD 2) Authorize Execution of Amendment No. 1 in the Amount of \$988,820.70 to an Engineering Services Agreement with AECOM Technical Services, Inc. for the Meacham Boulevard Phase 2 Project for a Total Revised Contract Amount of \$2,509,573.70 (2022 Bond Program)
[Speaker/Comment Card](#)
16. [M&C](#)
[25-0979](#) (ALL) Authorize Execution of an Interlocal Agreement with Tarrant County to Participate in the Tarrant Regional Auto Crimes Task Force, Authorize Acceptance of a Grant Award for the Tarrant County Regional Auto Crimes Task Force in an Amount Up to \$167,563.00, Authorize Transfer from the General Fund in an Amount Up to \$32,383.00 to the Grants Operating State Fund for the City's Match Requirement, and Adopt Appropriation Ordinances
[Speaker/Comment Card](#)
17. [M&C](#)
[25-0980](#) (CD 8) Authorize Execution of a Mitigation Bank Credit Purchase Agreement with Mustang Creek Mitigation Holdings LLC in the Amount of \$467,145.00 for the Purchase of Mitigation Credits from the U.S. Army Corps of Engineers; and Authorize Execution of a Mitigation Bank Credit Purchase Agreement with Trinity River Mitigation Bank, L.P. in the Amount of \$395,000.00 for the Purchase of the Mitigation Credits from the U.S. Army Corps of Engineers for the Extension of Everman Parkway Project (2022 Bond Program)
[Speaker/Comment Card](#)

18. [M&C](#)
[25-0981](#) (ALL) Authorize the Execution of Non-Exclusive Agreements Granting the Non-Exclusive Privilege to Use City Streets for Waste Hauling to Eight Private Waste Hauling Companies Pursuant to Chapter 12.5, Article VIII "Solid Waste and Recycling," Division 5 "Private Collectors" of the City Code, to Collect and Transport Municipal Solid Waste
[Speaker/Comment Card](#)
19. [M&C](#)
[25-0984](#) (ALL) Authorize Execution of a Professional Services Agreement in the Amount of \$290,000.00 with Halff Associates, Inc., for Geographic Information Systems Services and Provide for Two Renewal Options
[Speaker/Comment Card](#)
20. [M&C](#)
[25-0987](#) (CD 10) Authorize the Execution of a Facilities Lease Agreement with Alliance Landscape Company, LLC for Approximately 3,670 Square Feet of Space Located at 2070 Eagle Parkway, Fort Worth, Texas, 76177 within a Portion of what is Known as the Structures Building #16 at the Alliance Fort Worth Maintenance Facility
[Speaker/Comment Card](#)
21. [M&C](#)
[25-0989](#) (CD 9) Authorize Execution of Change Order No. 2, in the Amount of \$627,046.55 to the Construction Agreement with Fort Worth Civil Constructors, LLC for the Fort Worth Central City Viola Storm Drain Project, for a Revised Contract Amount of \$6,623,775.55
[Speaker/Comment Card](#)
22. [M&C](#)
[25-0991](#) (CD 5) Authorize Execution of a Construction Contract with Klutz Construction, LLC in the Amount of \$9,644,054.75 for Construction of the Randol Mill Hazardous Road Overtopping Mitigation Project, Amend the Transportation and Public Works Stormwater Fiscal Years 2026-2030 Capital Improvement Program, and Adopt Appropriation Ordinances, including one to effect a Portion of Water's Contribution to the Fiscal Years 2026-2030 Capital Improvement Program
[Speaker/Comment Card](#)

23. [M&C](#) (CD 9) Authorize Execution of Supplemental Agreement No. 2 in the
[25-0992](#) Amount of \$37,000.00 to the Railroad Crossing Improvements Agreement with Union Pacific Railroad Company for a Revised Contract Amount of \$132,000.00 for the West Felix Street Bridge Improvement Project
[Speaker/Comment Card](#)
24. [M&C](#) (CD 3, CD 7 and CD 9) Adopt a Resolution Authorizing Execution
[25-0993](#) of Amendment No. 2 to an Advance Funding Agreement with the Texas Department of Transportation for the University Drive from Trail Drive to West Rosedale Street Project to Increase the Project Amount from \$8,514,451.00 to \$12,517,029.00 with City Participation by Transportation Development Credits in the Amount of 1,713,616.00 and City Funds in the Amount of \$670,004.00, Authorize Execution of Amendment No. 1, in the Amount Up to \$155,670.00, to an Engineering Services Agreement with Dunaway Associates, LLC for a Revised Contract Amount Up to \$1,291,259.00, Adopt Appropriation Ordinances, and Amend the Fiscal Years 2026-2030 Capital Improvement Program
[Speaker/Comment Card](#)

PRESENTATIONS BY THE CITY SECRETARY - CONSENT ITEMS

1. [25-5511](#) Notice of Claims for Alleged Damages or Injuries
[Speaker/Comment Card](#)

ANNOUNCEMENTS BY CITY COUNCIL MEMBERS AND STAFF

1. Upcoming and Recent Events; Recognition of Citizens; Approval of Ceremonial Travel

PRESENTATIONS BY THE CITY COUNCIL

Council Proposal - NONE

Changes in Membership on Boards and Commissions

1. [25-5509](#) Board Appointment - Mayor
[Speaker/Comment Card](#)
2. [25-5504](#) Board Appointment - District 4
[Speaker/Comment Card](#)
3. [25-5505](#) Board Appointment - District 11
[Speaker/Comment Card](#)

4. [25-5506](#) Board Appointment - At-Large
 [Speaker/Comment Card](#)
5. [25-5507](#) Board Appointment - At-Large
 [Speaker/Comment Card](#)
6. [25-5508](#) Board Appointment - CIP Advisory
 [Speaker/Comment Card](#)

**PRESENTATIONS AND/OR COMMUNICATIONS FROM BOARDS,
COMMISSIONS AND/OR CITY COUNCIL COMMITTEES**

RESOLUTIONS

1. [25-5512](#) A Resolution Setting a Public Hearing on the Creation of a New Tax Increment Reinvestment Zone to be Known as Tax Increment Reinvestment Zone No. 18 (Walsh Ranch), Located within the Extraterritorial Jurisdiction and Corporate Limits of the City of Fort Worth, Texas in Parker and Tarrant Counties and Consisting of Approximately 7,191.562 Acres of Land Generally Located North of Aledo Road, South of White Settlement Road, East of Farmer Road and F.M. 1187 and West of Interstate 820 and State Highway 377; Authorizing the Publication and Issuance of Notice; Directing Preparation of Preliminary Project Plan and Reinvestment Zone Financing Plan; and Enacting Other Provisions Related Thereto
 [Speaker/Comment Card](#)
2. [25-5513](#) A Resolution Authorizing the Retention of the Law Firm of Baker & Hostetler LLP as Outside Legal Counsel for Employment Matters
 [Speaker/Comment Card](#)

ORDINANCES - NONE

PUBLIC HEARING

1. [M&C
25-0832](#) (Future CD 8) Conduct a Public Hearing, Authorize Execution of a Municipal Services Agreement and Consider Adopting an Ordinance for the Proposed Owner-Initiated Annexation of Approximately 61.283 Acres of Land and Approximately 2.119 Acres of Redbird Lane, in Tarrant County, Known as Parks of Village Creek, Located East of I-35 West and South of Rendon Crowley Road, in the Far South Planning Sector (AX-25-002)(Continued from a Previous Meeting)

(PUBLIC HEARING - a. Staff Available for Questions: LaShondra Stringfellow b. Public Comment; c. Council Action: Close Public Hearing and Act on M&C)

[Speaker/Comment Card](#)

2. [ZC-25-117](#) (Future CD 8) Pulte Homes of Texas LP / Jace Motheral, PE-Shield Engineering Group, Southwest Intersection of FM 1187 & Redbird Lane (61.283 acres) From: Unzoned / Extraterritorial Jurisdiction (ETJ) To: "C" Medium Density Multifamily (Recommended for Approval as Amended to "A-5" One-Family by the Zoning Commission)(Continued from a Previous Meeting)

[Speaker/Comment Card](#)

3. [M&C
25-0966](#) (CD 5) Conduct a Public Hearing on the Application by Fort Worth Leased Housing Associates III, LP to the Texas Department of Housing and Community Affairs for Non-Competitive (4%) Housing Tax Credits for the Acquisition and Rehabilitation of a 220-Unit Affordable Housing Senior Multifamily Development, Cobblestone Manor, Located at 8201 Sartain Drive, Fort Worth, TX 76120; Adopt a Resolution of No Objection to the Application; Approve Commitment of Development Funding in the Form of Fee Waivers in an Amount of No Less than \$500.00 and No More than \$30,000.00; Find that the Fee Waivers Serve a Public Purpose, and Adequate Controls are in Place to Carry Out Such Public Purpose; and Determine that Rehabilitation of the Proposed Development is Consistent with the City's Obligation, if Any, to Affirmatively Further Fair Housing

(PUBLIC HEARING - a. Staff Available for Questions: Dyan Anderson; b. Public Comment; c. Council Action: Close Public Hearing and Act on M&C)

[Speaker/Comment Card](#)

4. [M&C 25-0955](#) (Future CD 10) Conduct a Public Hearing, Authorize Execution of a Municipal Services Agreement and Consider Adopting an Ordinance for the Proposed Owner-Initiated Annexation of Approximately 50.3121 Acres of Land, Approximately 13.3960 Acres of Blue Mound Road (Farm-to-Market Road 156), and Approximately 3.5542 Acres of BNSF Railway in Denton County, Known as Double Eagle TH, LLC., Located West of Blue Mound Road and South of Highway 114, in the Far North Planning Sector, AX-25-004

(PUBLIC HEARING - a. Staff Available for Questions: LaShondra Stringfellow b. Public Comment; c. Council Action: Close Public Hearing and Act on M&C)

[Speaker/Comment Card](#)

ZONING HEARING

1. [ZC-25-029](#) (CD 2) Piyush Patel / Roger Sotelo / Marshall Strawn, Bennett Partners; 312 NW 28th Street & 2810, 2812, 2814 Clinton Avenue (1.24 acres) From: "FR" General Commercial Restricted & "J" Medium Industrial To: "PD/FR" Planned Development for all uses in "FR" General Commercial Restricted plus hotel within 1,000 ft of a One or Two-Family district with development standards for a zero front yard setback, increase in height, ingress and egress along Clinton Avenue; site plan included (Recommended for Approval by the Zoning Commission) (Continued from a Previous Meeting)

[Speaker/Comment Card](#)

2. [ZC-25-125](#) (CD 4) Basswood 35 Land, LLC, Michael Royal / Tunde Ogunwole, Prologis / Brandon Middleton, Kimley-Horn & Associates, 8463 N. Riverside Drive (105.286 acres) To: Amend "PD1329" (Tract 2) Planned Development for "A-5" One-Family Residential, "R2" Townhouse/Cluster, "C" Medium Density Multifamily and "E" Neighborhood Commercial to add "PD/I" Planned Development for "I" Light Industrial excluding massage and tattoo parlor uses; site plan included for "PD/I" uses (Recommended for Denial by the Zoning Commission)(Continued from a Previous Meeting)

[Speaker/Comment Card](#)

3. [ZC-25-126](#) (CD 8) Equus Lakes, LLC, Joe Pothoff / Dunaway Associates, Stephen Cook, 1175, 1201, 1227, 1229 McPherson Road (15.006 acres) From: Tract 1: "A-5" One-Family Residential & "AG" Agricultural, Tract 2: "D" High Density Multifamily, Tract 3: "E" Neighborhood Commercial To: Tracts 1 & 3: "C" Medium Density Multifamily, Tract 2: "E" Neighborhood Commercial (Recommended for Approval by the Zoning Commission)(Continued from a Previous Meeting)
[Speaker/Comment Card](#)
4. [ZC-25-114](#) (CD 2) City of Fort Worth, 300, 301, 309 W. Exchange Avenue and a portion of 307 W. Exchange Avenue, 2414 Clinton Avenue, portion of 660 Union Stockyard Boulevard, portion of 2394 Niles City Boulevard, portion of 601 and 701 E. Exchange Avenue, portion of 2540 Swift Armour Boulevard, portion of 1001 and 1091 NE 23rd Street (5.04 acres) From: "TNX-55" Transition Neighborhood Mixed-Use, "ENX-40" Edge Neighborhood Mixed-Use, "TSA-130" Transition Swift/Armour To: "HSH-55" Historic Shopfront, "HCO-130" Historic Core (Recommended for Approval by the Zoning Commission)
[Speaker/Comment Card](#)
5. [ZC-25-135](#) (CD 2) CR Fitness Summer Creek, LLC / Mark Brown / Rebecca Loch, 1653 Crestone Trail, (3.53 acres) To: Add a Conditional Use Permit (CUP) for Prefabricated office trailer on Construction site to be used by staff for fitness sign-ups for one year in "F" General Commercial; site plan included (Recommended for Approval by the Zoning Commission)
[Speaker/Comment Card](#)
6. [SP-25-010](#) (CD 7) Bowie Place Properties LLC / Andrea Lynes, 3700 Camp Bowie Boulevard, (1.92 acres) To: Revise Site Plan for PD 1289 "PD/C" Planned Development for all uses in "C" Medium Density Multifamily plus boutique hotel with development regulations to add concealed/stealth rooftop cellular antennas; site plan included (Recommended for Approval by the Zoning Commission)
[Speaker/Comment Card](#)

7. [SP-25-012](#) (CD 10) CB-Direct Bonds Ranch, LP / Trammel Crow Residential / Brandon Middleton, Kimley Horn & Associates, Inc., 311 E. Bonds Ranch Road, (20.01 acres) To: Add Required Site Plan for "PD1407" "PD/D" Planned Development for all uses in "D" High Density Multifamily including event center or rental hall, health club, restaurant, cafe, cafeteria, office, retail sales and service with development standards as presented in Exhibit A. (Recommended for Approval by the Zoning Commission)
[Speaker/Comment Card](#)
8. [ZC-25-138](#) (CD ALL) City of Fort Worth, Home Occupations Text Amendment, To: An Ordinance Amending The Comprehensive Zoning Ordinance Of The City Of Fort Worth, Being Ordinance No. 21653, As Amended, Codified As Appendix A Of The Code Of The City Of Fort Worth, By Amending Chapter 5, "Supplemental Use Standards," Article 1, "Standards for Selected Uses," To Clarify That All Activities Related To Home Occupations Should Not Be Visible From The Street, That Home Occupations Are Subject To The Provisions Of The Noise Ordinance, That The Number Of Employees, Clients/Patrons And Family May Not Exceed The Occupancy Limits For The Dwelling Unit; Removing Requirement For Council Approval For A Certain Number Of Employees And Removing The Limitation On Direct Sales (Recommended for Approval by the Zoning Commission)
[Speaker/Comment Card](#)
9. [ZC-25-140](#) (CD 8) South Tarrant LP / Anap Lodging LLC / Arpan Patel / Jim Ryffell, SW Corner of McPherson & I-35; 10824 South Freeway (2.37 acres) From: "I" Light Industrial To: "PD/G" Planned Development for all uses in "G" Intensive Commercial plus hotel within 1,000 ft. of a One or Two-Family District; site plan included (Recommended for Approval by the Zoning Commission)
[Speaker/Comment Card](#)
10. [ZC-25-141](#) (CD 5) 11308 BP Pipeline LLC / Viking Fence Co., LTD / Ray Oujesky, Kelly Hart & Hallman LLP, 11308 Pipeline Road (3.13 acres) From: "AG" Agricultural To: "J" Medium Industrial (Recommended for Approval by the Zoning Commission)
[Speaker/Comment Card](#)

11. [ZC-25-145](#) (CD 10) Kazi Chowdhury & Nahida Yasmi Ali / KCD Group of Companies LLC / Masterplan Consultants, 3565 Keller Hicks Road, (4.87 acres) From: "A-10" One-Family Residential To: "A-7.5" One-Family Residential (Recommended for Approval by the Zoning Commission)
[Speaker/Comment Card](#)
12. [ZC-25-146](#) (CD 5) Legacy Construction Solutions Inc. / Jeremis Smith, 3012 Dillard Street, (0.48 acres) From: "A-7.5" One-Family Residential To: "A-5" One-Family Residential (Recommended for Approval by the Zoning Commission)
[Speaker/Comment Card](#)
13. [ZC-25-147](#) (CD 9) Luis Alberto Mejia Jimenez & Caroline Elizabeth Mejia / NewPad Building Company / Kasie Johnson, 320 W Gambrell Street, (0.20 acres) From: "A-5" One-Family Residential To: "B" Two-Family Residential (Recommended for Approval by the Zoning Commission)
[Speaker/Comment Card](#)
14. [ZC-25-148](#) (Future CD 10) Double Eagle TH, LLC / Holt Lunsford Commercial Investments / Kimley Horn, 15600 - 15900 blocks Blue Mound Road (FM 156), (50.31 acres) From: Unzoned (ETJ) To: "I/AO" Light Industrial / Airport Overlay (Recommended for Approval by the Zoning Commission)
[Speaker/Comment Card](#)
15. [ZC-25-149](#) (CD 11) 2601 Tandy ABL I Holdings / Maverick Development Partners / Masterplan Consultants, 2601 Tandy Avenue, (3.44 acres) From: "CF" Community Facilities To: "PD/C" Planned Development for all uses in "C" Medium Density Multifamily with development standards for reduction in front yard setback, parking and open space; site plan included (Recommended for Approval by the Zoning Commission)
[Speaker/Comment Card](#)

16. [ZC-25-150](#) (CD 3) City of Fort Worth, Las Vegas Trail Phase II, Council Initiated Rezoning, Certain properties bounded by I-30 (West Freeway) between Loop 820 and Cherry Lane; 2800, 2801, 2821, 2840 Las Vegas Trail; 2800 Broadmoor Drive; 8017, 8021, 8124, 8125, 8222, 8225, 8700, 8701 Calmont Avenue, From: "D" High Density Multifamily/NASJRB To: "PD/MU-1" Planned Development for "MU-1" Low Intensity Mixed-Use excluding certain uses/NASJRB; site plan required; 8037 Elizabeth Lane W, 2900 Gunnison Trail, From: "C" Medium Density Multifamily/NASJRB To: "PD/MU-1" Planned Development for "MU-1" Low Intensity Mixed-Use excluding certain uses/NASJRB; site plan required; 8300 Calmont Avenue, From: "E" Neighborhood Commercial/NASJRB To: "PD/MU-1" Planned Development for "MU-1" Low Intensity Mixed-Use excluding certain uses/NASJRB; site plan required; 8000 Calmont Avenue, From: "FR" General Commercial Restricted/NASJRB To: "PD/MU-1" Planned Development for "MU-1" Low Intensity Mixed-Use excluding certain uses/NASJRB; site plan required; 9100 Camp Bowie West Boulevard, From: "E" Neighborhood Commercial To: "PD/MU-2" Planned Development for "MU-2" High Intensity Mixed-Use excluding certain uses; site plan required; 2951 W Loop 820, 2825, 3025, 3101 W Loop 820 S, 3008, 3300 W Normandale Street, 9250, 9258, 9320 N Normandale Street, 9108, 9112, 9114, 9124 Camp Bowie West Boulevard, From: "F" General Commercial To: "PD/MU-2" Planned Development for "MU-2" High Intensity Mixed-Use excluding certain uses; site plan required; 2801 W Loop 820 S, From: "I" Light Industrial To: "PD/MU-2" Planned Development for "MU-2" High Intensity Mixed-Use excluding certain uses; site plan required; 3215 SW Loop 820, From: "PD986" Planned Development for "F" General Commercial To: "PD/MU-2" Planned Development for "MU-2" High Intensity Mixed-Use excluding certain uses; site plan required; 3001 W Loop 820, From: "PD1050" Planned Development for "F" General Commercial plus uses To: "PD/MU-2" Planned Development for "MU-2" High Intensity Mixed-Use excluding certain uses; site plan required; 2924 Broadmoor, From: "PD/1070/NASJRB Planned Development for "C" Medium Density Multifamily To: "PD/MU-2" Planned Development for "MU-2" Low Intensity Mixed Use excluding certain uses; site plan required (Recommended for Approval as Amended by the Zoning Commission for 2924 Broadmoor to "PD/MU-1" Planned Development for "MU-1" excluding certain uses/NASJRB; site plan required)

[Speaker/Comment Card](#)

17. [ZC-25-151](#) (CD 6) Chisholm Trail Center, LP / Super Star Car Wash / Masterplan, 9605 Old Granbury Road (East corner of McPherson Boulevard & Brewer Boulevard), (1.60 acres) To: Add a Conditional Use Permit (CUP) for automated car wash in "G" Intensive Commercial with development waivers for dryer facing residential uses or district, vacuum stalls in front of building, no screening wall adjacent to residential, durable materials; site plan included (Recommended for Approval by the Zoning Commission)
[Speaker/Comment Card](#)
18. [ZC-25-159](#) (CD ALL) City of Fort Worth, Text Amendment: An ordinance Amending The Zoning Ordinance Of The City Of Fort Worth, Being Ordinance No. 21653, As Amended, Codified As Appendix "A" Of The Code Of The City Of Fort Worth, By Amending Chapter 4, "District Regulations," Article 6 "Residential District Use Table," To Remove "Government Office Facility" As A Use From The Residential Land Use Table (Recommended for Approval by The Zoning Commission)
[Speaker/Comment Card](#)
19. [ZC-25-167](#) (CD 2) City of Fort Worth, Panther Island Text Amendment and Panther Island Map Amendment for 200 NE 5th Street, 207, 223, 250 NE 4th Street, 360 N Main Street and 500, 502 N Commerce Street, a. Text Amendment, An ordinance Amending The Comprehensive Zoning Ordinance of the City of Fort Worth, Being Ordinance No. 21653, As Amended, Codified As Appendix "A" of the Code of Fort Worth (2015), To Amend Chapter 4 "District Regulations," Article 13, "Form Based Districts", By Amending Section 4.1304, Panther Island ("PI") District, To Revise The "Panther Island Form Based Zoning District Zoning Standards and Guidelines" To Create Canal-C Phase 1 ("CC-1") Core Zone; To Establish Development Standards for the CC-1 Core Zone; To establish Minimum Height of 5 Stories for the CC-1 Core Zone, Establish the Minimum Height of 180 feet and 15 Stories, And Allow For An Administrative Approval of Certain Exceptions To Minimum Building Height Requirements; To Update Illustration Graphics; To Amend Appendix B "Maps", Exhibit B.17 Panther Island District To Update The District's Boundary and Core Zones b. Map Amendment, From: "PI-N-2" Panther Island-Neighborhood Zone 2, and "PD-931" "PD/PI-N-2" Planned Development for drive-in movie theater To: "PI-CC-1" Panther Island-Canal C-Phase 1 (Recommended for Approval by the Zoning Commission)
[Speaker/Comment Card](#)

REPORT OF THE CITY MANAGER**A. Benefit Hearing - NONE****B. General**

1. [M&C](#) (CD 6) Authorize the Waiver of Development-Related Fees in an Amount Up to \$12,491.00 Per Home for a Total Amount Not to Exceed \$1,099,132.00 in Support of a Housing Affordability Strategy Incentives Pilot Program for the Development of Trinity Habitat for Humanity's Garden Springs Affordable Housing Development and Find that the Waiver of Development-Related Fees Serves a Public Purpose by Reducing the Development Costs for Providing Quality, Accessible, Affordable Housing for Low-Income Households, Under the Criteria of Affordability Defined by the U.S. Department Of Housing and Urban Development for Single-Family Housing and Adequate Controls are in Place to Ensure the Public Purpose is Met

[Speaker/Comment Card](#)

2. [M&C](#) (ALL) Adopt Forty-Sixth Supplemental Ordinance Authorizing Issuance of City of Fort Worth Texas Water and Sewer System Revenue Bonds Series 2025B SWIFT (Eagle Mountain) in the Aggregate Principal Amount of \$180,000,000.00, Approving Sale of the Bonds to the Texas Water Development Board, and Ordaining Related Matters; and Adopt Appropriation Ordinances

[Speaker/Comment Card](#)

C. Purchase of Equipment, Materials, and Services - NONE**D. Land**

1. [M&C](#) (Future CD 10) Consider Institution and Adoption of an Ordinance Annexing Approximately 4.272 Acres of Right-of-Way for Wagley Robertson Road Including its Intersection with West Bonds Ranch Road, Located East of Willow Springs Road, in the Far Northwest Planning Sector, AX-25-003

[Speaker/Comment Card](#)

E. Planning & Zoning - NONE**F. Award of Contract - NONE**

The City Council may convene in Executive Session in the City Council Executive Session Room in order to conduct a closed meeting to discuss any item listed on this Agenda in accordance with Chapter 551 of the Texas Government Code.

ADJOURNMENT

The location identified on this agenda is the location at which the presiding officer will be physically present and presiding over the meeting. Members of the City Council may be participating remotely in compliance with the Texas Open Meetings Act and the Council Rules of Procedure.

According to the City Council Rules of Procedures, individual speaker presentations shall be limited to a total of three minutes (i) for the consent agenda, regardless of the number of consent-agenda items for which a person has registered, (ii) for the non-consent agenda, regardless of the number of non-consent-agenda items for which a person has registered, and (iii) for each zoning and public hearing. Group presentations shall be limited to a total of six minutes for each type of item described in (i) through (iii).

At the Mayor's discretion or if requested by another City Councilmember or the City Manager, the Mayor shall allow the public to speak on a particular consent-agenda or non-consent-agenda item for three minutes per individual speaker and six minutes per group representative. Also at the Mayor's discretion, time limits may be reasonably adjusted

Fort Worth City Hall and the City Council Chamber are wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are requested to contact the City's ADA Coordinator at (817) 392-8552 or e-mail ADA@FortWorthTexas.gov at least 72 hours prior to the meeting so that appropriate arrangements can be made. If the City does not receive notification at least 72 hours prior to the meeting, the City will make a reasonable attempt to provide the necessary accommodations.